K 3764

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------*DOLLARS*
Cash paid by Dolores C. Whatley, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said Dolores C. Whatley, of the unpaid principal balance of a note in the original amount of $16,900.00, secured by deed of trust to Ferriss C. Bailey, Trustee, filed July 24, 1959, and recorded in book 2944, page 337, Register's Office for Davidson County, Tenn., we, Raynaldo Herrera and wife, Mary Herrera *have bargained and sold, and by these presents do transfer and convey unto the said* Dolores C. Whatley her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 385 on the Map of Section V, Sunset View, as of record in book 2854, page 20, Register's Office for said County.

Said Lot No. 385 fronts 95 feet on the northerly side of Ridgeland Drive and runs back 391.8 feet on the east line and 512 feet on the west line, to a dead line in the rear which is a broken line on which it measures 230.1 feet.

Being the same real property conveyed to Raynaldo Herrera and wife, Mary Herrera, by deed from Melvin Levkoff and wife, dated May 4, 1962, filed May 8, 1962, and recorded in book 3375, page 219, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dolores C. Whatley her *heirs and assigns, forever.*

And we *do covenant with the said* Dolores C. Whatley *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as stated herein, and the 1964 taxes, which will be paid by the purchaser when due.

And we, Raynaldo Herrera and wife, Mary Herrera *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Dolores C. Whatley her *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand*s *this* 23rd *day of* May, 19 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Raynaldo Herrera
Raynaldo Herrera
X Mary Herrera
Mary Herrera

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Womble *a Notary Public in and for said County and State,* Raynaldo Herrera and wife, Mary Herrera

*the within named bargainor*S *, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 23rd *day of* May, 19 64

Beverly Womble *Notary Public*

Commission expires 5-18-68

BEVERLY WOMBLE • NOTARY PUBLIC • DAVIDSON COUNTY, TENN.

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